### CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

**P.A.S.:** Final Plat No. 02004 **DATE:** June 27, 2002

The Preserve on Antelope Creek

**PROPOSAL:** A final plat consisting of one lot and two outlots.

LAND AREA: 66.12 acres, more or less

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

# RECOMMENDATION:

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 51, 56, and 57 Irregular Tracts, located in the NE 1/4 of Section 10, T9N, R7E of the 6<sup>th</sup> P.M., Lincoln, Lancaster County, Nebraska.

Approval

**LOCATION:** S. 80<sup>th</sup> Street and Pioneers Blvd.

**APPLICANT:** Nebraska Nurseries, Inc.

OWNER: same

**CONTACT:** J. Michael Rierden

645 "M" Street - Suite 200

Lincoln, NE 68508 (402) 476-2413

**EXISTING ZONING:** R-3 with a C.U.P.

**EXISTING LAND USE:** Vacant - currently being graded for development

### SURROUNDING LAND USE AND ZONING:

North: R-1 single family housing across Pioneers

South: R-3 vacant - developing residential

East: R-3 residential

West: R-3 residential and medical clinic

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**HISTORY:** The Preserve on Antelope Creek Preliminary Plat (no. 99027) and C.U.P. (Sp no. 1813) were approved by City Council on **July 18, 2001**.

**UTILITIES**: available

TRAFFIC ANALYSIS: Pioneers Boulevard is classified as an arterial street.

## **ANALYSIS:**

- 1. The final plat conforms to the approved preliminary plat.
- 2. Executive Orders have been approved for the completion of water mains, sanitary sewer, storm sewers and ornamental lighting. Bonds have been accepted for the completion of sidewalks, private roadway paving, street signs, survey markers, and street trees.
- 3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
- 4. A subdivision agreement is required and will be submitted to the owners for their signature.

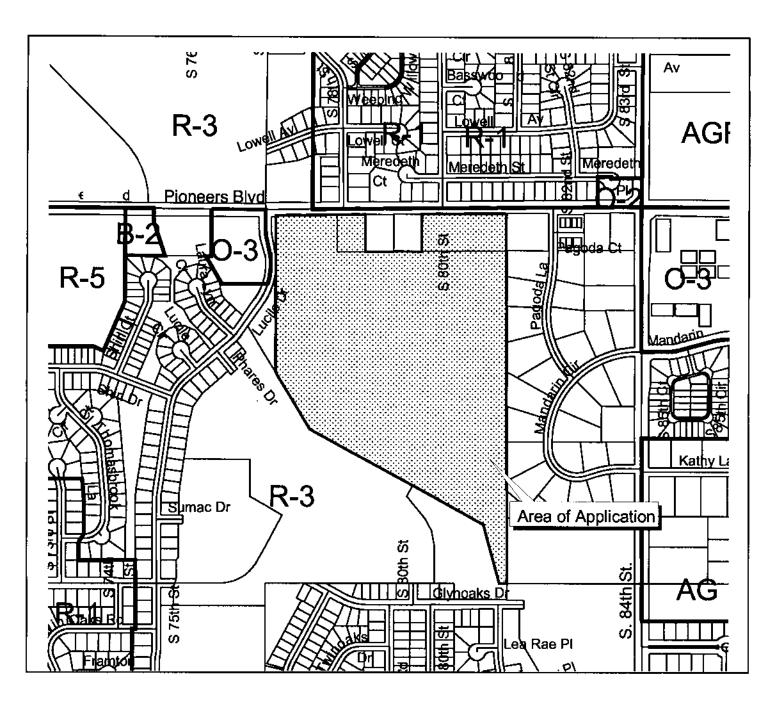
Jason Reynolds Planner

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Final Plat #02004
The Preserve on Antelope Creek
80th & Pioneers Blvd.





# Final Plat #02004 The Preserve on Antelope Creek 80th & Pioneers Blvd.

# Zoning: R-1 to R-8 AG AGR Agricultural District Agricultural District Agricultural Residential District R-C Residential Convervation District O-1 Office District O-2 Suburban Office District O-3 Office Park District R-T Residential Transition District B-1 Local Business District B-2 Planned Neighborhood Business District B-3 Commercial District B-4 Uincoin Center Business District B-5 Planned Regional Business District B-6 Planned Regional Business District B-7 Highway Business District B-8 Highway Commercial District B-9 Public Use District City Limit Jurisdiction ImplanNaroview002\_fp\fp02004 City Limit Jurisdiction

